

BILL NO.

91-10

AS AMENDED

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 91-10 (AS AMENDED)

Introduced by The Entire Council

Legislative Day No. 91-5 Date February 12, 1991

AN EMERGENCY ACT to repeal and reenact, with amendments, the definitions of "sanitary landfill" and "solid waste," to repeal the definition of "rubble," and to add the definition of "rubble landfill," all of Section 109-1, Definitions, of Article I, General Provisions, of Chapter 109, Environmental Control; add Section 109-8.2, Rubble Landfills, and Section 109-8.3, Operation of Rubble Landfills, to Article I, General Provisions, of Chapter 109, Environmental Control; to add the definition of "rubble landfill" to Section 267-4, Definitions, of Article I, General Provisions, of Part 1, Standards, of Chapter 267, Zoning; to add new Sections 267-34C(5), 267-35C(5), 267-36C(5), 267-36.1C(4), 267-37C(6), 267-38C(7), 267-39C(9), and 267-40C(10) to Article VI,

By the Council, February 12, 1991

Introduced, read first time, ordered posted and public hearing scheduled
on: March 12, 1991
at: 6:30 P.M.

By Order: Doris Poulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on March 12, 1991, and concluded on, March 12, 1991

Doris Poulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO.

91-10

AS AMENDED

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

AS AMENDED

BILL NO. _____

Introduced by _____

Legislative Day No. _____ Date _____

District Regulations, of Part 1, Standards, of Chapter 267, Zoning; to repeal and reenact, with amendments, the definition of "sanitary landfill," of Section 267-4, Definitions, of Article I, General Provisions, of Part 1, Standards, of Chapter 267, Zoning; to add Section 267-40.1, Rubble Landfills, to Article VI, District Regulations, of Part 1, Standards, of Chapter 267, Zoning, Zoning; to repeal and reenact, with amendments, Tables II, III, IIIA, IV, V (Part 2), VI (Part 2), VII (Part 2), VIIA, VIII, IX, X, XI, XII (Part 2), XIII, and XIV, Design Requirements for Specific Uses, and all of the Harford County Code, as amended; to establish certain requirements concerning rubble landfills; to define certain terms; to establish the applicability of this Act; to make the provisions of this Act severable; to make this an Emergency Act; and generally regarding rubble landfills.

By the Council, _____

Introduced, read first time, ordered posted and public hearing scheduled

on: _____

at: _____

By Order: _____, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____, and concluded on, _____

_____, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 Section 1. Be It Enacted By The County Council of Harford
2 County, Maryland, That the definitions of "sanitary landfill" and
3 "solid waste," of Section 109-1, Definitions, of Article I, General
4 Provisions, of Chapter 109, Environmental Control, be, and they are
5 hereby, repealed and reenacted with amendments, that the definition
6 of "rubble," of Section 109-1, Definitions, of Article I, General
7 Provisions, of Chapter 109, Environmental Control, be, and it is
8 hereby, repealed, that the definition of "rubble landfill" be, and
9 it is hereby, added to section 109-1, Definitions, of Article I,
10 General Provisions, of Chapter 109, Environmental Control, section
11 ~~109-8.2, Rubble Landfills, be, and it is~~ Sections 109-8.2, Rubble
12 Landfills, and 109-8.3, Operation of Rubble Landfills, be, and they
13 are hereby, added to Article I, General Provisions, of Chapter 109,
14 Environmental Control, that the definition of the term "rubble
15 landfill" be, and it is hereby, added to Section 267-4,
16 Definitions, of Article I, General Provisions, of Part 1,
17 Standards, of Chapter 267, Zoning, that the definition of "sanitary
18 landfill," of Section 267-4, Definitions, of Article I, General
19 Provisions, of Part 1, Standards, of Chapter 267, Zoning, be, and
20 it is hereby, repealed and reenacted with amendments, and that
21 ~~Section 267-40.1, Rubble Landfills, be, and it is~~ that Sections
22 267-34C(5), 267-35C(5), 267-36C(5), 267-36.1C(4), 267-37C(6), 267-
23 38C(7), 267-39C(9), 267-40C(10), and 267-40.1, Rubble Landfills,
24 be, and they are hereby, added to Article VI, District
25 Regulations, of Part 1, Standards, of Chapter 267, Zoning, and that
26 Tables II, III, IIIA, IV, V (Part 2), VI (Part 2), VII (Part 2),
27 VIIA, VIII, IX, X, XI, XII (Part 2), XIII, and XIV, Design

1 Requirements for Specific Uses, be, and they are hereby repealed
2 and reenacted with amendments, all of the Harford County Code, as
3 amended, and all to read as follows:

4 Chapter 109. Environmental Control.

5 Section 109-1. Definitions.

6 For the purposes of this chapter, the following words and
7 phrases shall have the meanings respectively ascribed to them by
8 this section;

9 DEPARTMENT - THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS.

10 [Rubble - Structural construction waste materials or materials
11 generated by building demolition, including but not limited to
12 rocks, concrete, asphalt, brick, lumber, plaster, plasterboard,
13 siding, roofing and metal.]

14 RUBBLE LANDFILL - A SANITARY LANDFILL REQUIRED TO BE PERMITTED
15 AS A RUBBLE LANDFILL UNDER TITLE 26 OF THE CODE OF MARYLAND
16 REGULATIONS.

17 Sanitary Landfill - [A planned and systematic method of refuse
18 disposal whereby the waste material is placed in the ground in
19 layers, compacted and covered with earth at the end of each day's
20 operation] AN ENGINEERED METHOD OF DISPOSING OF SOLID WASTE ON
21 LAND IN A MANNER THAT MINIMIZES ENVIRONMENTAL AND PUBLIC HEALTH
22 HAZARDS AND THAT IS DESIGNED, INSTALLED, AND OPERATED IN COMPLIANCE
23 WITH THE ENVIRONMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND,
24 THIS CHAPTER, CHAPTERS 225 AND 267 OF THIS CODE, AND ANY
25 REGULATIONS ADOPTED UNDER THEIR AUTHORITY.

26 Solid Waste - [All refuse and other waste materials,
27 combustible or noncombustible, whether solid, liquid or gas, from

1 all public and private sources, including but not limited to trash,
2 garbage, rubbish, residential refuse, industrial refuse and
3 commercial refuse, but excluding body excrements] SOLID WASTE AS
4 THAT TERM IS DEFINED IN SECTION 26.13.01.01 OF THE CODE OF MARYLAND
5 REGULATIONS.

6 Article I. General Provisions.

7 SECTION 109-8.2. RUBBLE LANDFILLS.

8 A. ~~IN THIS SECTION, "RUBBLE LANDFILL" MEANS A SANITARY~~
9 ~~LANDFILL REQUIRED TO BE LICENSED AS A RUBBLE LANDFILL UNDER TITLE~~
10 ~~26 OF THE CODE OF MARYLAND REGULATIONS SUBSECTION B(1) OF THIS~~
11 ~~SECTION DOES NOT PROHIBIT A PRIVATELY-OWNED RUBBLE LANDFILL FROM~~
12 ~~ACCEPTING RUBBLE THAT ORIGINATES FROM OUTSIDE OF THE COUNTY.~~

13 B. IN ADDITION TO THE REQUIREMENTS OF §109-8.1 OF THIS
14 CHAPTER, AN APPLICATION REQUESTING INCLUSION OF A SITE AS A RUBBLE
15 LANDFILL IN THE COUNTY SOLID WASTE MANAGEMENT PLAN SHALL INCLUDE:

16 (1) INFORMATION SHOWING THAT THERE IS A DEMONSTRATED
17 NEED FOR A RUBBLE LANDFILL IN THE ~~GEOGRAPHICAL AREA OF THE COUNTY~~
18 ~~COUNTY; IN WHICH THE LANDFILL WILL BE LOCATED; AND~~

19 ~~(2) INFORMATION SHOWING THAT THE RUBBLE LANDFILL WILL~~
20 ~~NOT HAVE A NEGATIVE IMPACT ON THE ENVIRONMENT AND, INSOFAR AS~~
21 ~~POSSIBLE, WILL CONSTITUTE AN ENVIRONMENTAL BENEFIT.~~

22 (2) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE
23 APPLICANT, AND THE RELATIONSHIP BETWEEN THE APPLICANT AND THE
24 PROPERTY OWNER;

25 (3) A MAP SHOWING THE CURRENT ZONING CLASSIFICATION OF
26 ALL LAND WITHIN 2 MILES OF THE PARCEL;

1 (4) A COLOR-CODED MAP SHOWING:

2 (a) ALL RESIDENTIAL, INSTITUTIONAL, INDUSTRIAL, AND
3 AGRICULTURAL BUILDINGS AND IMPROVEMENTS WITHIN 2 MILES OF THE
4 PARCEL; AND

5 (b) IN A DIFFERENT COLOR, THE APPROXIMATE LOCATION
6 OF ALL PROPOSED RESIDENTIAL, INSTITUTIONAL, AND INDUSTRIAL
7 BUILDINGS AND IMPROVEMENTS THAT ARE:

8 (i) PART OF A CONCEPT PLAN, PRELIMINARY PLAN,
9 OR SITE PLAN APPROVED BY THE ZONING ADMINISTRATOR; AND

10 (ii) TO BE LOCATED WITHIN 2 MILES OF THE
11 PARCEL;

12 (5) A CONTOUR MAP ON A SCALE SPECIFIED BY THE DEPARTMENT
13 WHICH SHOWS:

14 (a) THE ELEVATION OF ALL LAND WITHIN 2 MILES OF THE
15 PARCEL; AND

16 (b) IN A DIFFERENT COLOR, THE PROPOSED FINAL
17 ELEVATIONS OF THE RUBBLE LANDFILL;

18 (6) REPRODUCTIONS OF THE APPROPRIATE TAX MAPS THAT:

19 (a) SHOW ALL PARCELS WITHIN 2 MILES OF THE PARCEL;

20 (b) INDICATE BY MEANS OF COLOR-CODING:

21 (i) ALL PUBLIC WATER LINES;

22 (ii) ALL PARCELS THAT RECEIVE PUBLIC WATER;

23 (iii) ALL IMPROVED PARCELS THAT DO NOT RECEIVE
24 PUBLIC WATER; AND

25 (iv) ALL UNIMPROVED PARCELS;

26 (7) A DESCRIPTION OF THE HEIGHT OF THE NATURAL FEATURES,

1 BUILDINGS, AND IMPROVEMENTS WITHIN 2,500 FEET OF THE PARCEL;

2 (8) A DESCRIPTION OF ANY NATURAL SCREENING AND BUFFER
3 ON THE SITE AND THE APPLICANT'S PROPOSED SCREENING AND BUFFER PLAN;

4 (9) A DESCRIPTION OF THE APPLICANT'S PROPOSED PLAN FOR
5 PREVENTING THE ESCAPE OF DUST AND SOLID WASTE FROM THE SITE;

6 (10) ANY INFORMATION ON ROADS AND TRAFFIC IN THE AREA
7 OF THE SITE WHICH THE DEPARTMENT FINDS IS NECESSARY TO SUPPLEMENT
8 THE TRAFFIC IMPACT STUDY REQUIRED BY THE SUBDIVISION REGULATIONS;

9 (11) A DESCRIPTION OF THE PROPOSED PROCEDURES TO BE USED
10 TO PREVENT DIRT, SOIL, AND SOLID WASTE FROM THE SITE FROM
11 ACCUMULATING ON THE ROADS USED FOR INGRESS TO AND EGRESS FROM THE
12 SITE;

13 (12) A LIST OF THE PROPOSED HOURS OF OPERATION AND A
14 DESCRIPTION OF THE PROPOSED PROCEDURES TO BE USED TO ENSURE THAT
15 TRAFFIC TO THE SITE DOES NOT ACCUMULATE OFF-PREMISES BEFORE,
16 DURING, AND AFTER THE HOURS OF OPERATION;

17 (13) A DESCRIPTION OF THE PROPOSED SECURITY MEASURES TO
18 BE USED TO PREVENT UNAUTHORIZED USE OF THE SITE, BOTH DURING THE
19 LIFE OF THE LANDFILL AND AFTER ITS CLOSURE;

20 (14) A DESCRIPTION OF THE PROPOSED CHECKING PROCEDURES
21 TO BE USED TO ENSURE THAT PROHIBITED FILL IS NOT DEPOSITED AT THE
22 SITE; AND

23 (15) A LIST OF EACH STATE AND LOCAL PERMIT THE APPLICANT
24 MUST OBTAIN BEFORE COMMENCING OPERATION OF THE LANDFILL.

25 C. AS A CONDITION PRECEDENT TO COUNTY ACCEPTANCE OF A
26 SITE AS A RUBBLE LANDFILL IN THE SOLID WASTE MANAGEMENT PLAN, THE

1 APPLICANT SHALL ENTER INTO A CONTRACT WITH THE COUNTY WHICH:

2 (1) HAS BEEN APPROVED BY THE DEPARTMENT AND THE COUNTY
3 ATTORNEY; AND

4 (2) IN CONSIDERATION FOR INCLUSION OF THE SITE IN THE
5 SOLID WASTE MANAGEMENT PLAN, OBLIGATES THE APPLICANT AND THE
6 APPLICANT'S HEIRS, SUCCESSORS, AND ASSIGNS TO:

7 (a) PROVIDE OR PUT IN ESCROW THE NECESSARY FUNDS
8 TO PROVIDE IMPROVEMENTS TO ANY INGRESS AND EGRESS ROADS THAT DO NOT
9 SATISFY THE STANDARDS OF THE HARFORD COUNTY ROAD CONSTRUCTION CODE;

10 (b) COMPLY WITH THE FENCING, SCREENING, AND BUFFER
11 REQUIREMENTS IMPOSED UNDER §§109-8.3 AND §267-40.1 OF THIS CODE;

12 (c) COMPLY WITH THE OPERATING, SECURITY, AND
13 CHECKING PROCEDURES IMPOSED BY THE DEPARTMENT UNDER §109-8.3 OF
14 THIS CODE;

15 (d) OBTAIN AND COMPLY WITH ALL REQUIRED STATE AND
16 COUNTY PERMITS, INCLUDING OPERATIONAL, GRADING, AND SEDIMENT
17 CONTROL PERMITS, AND PAY ALL APPLICABLE COUNTY FEES BEFORE
18 BEGINNING OPERATION OF THE LANDFILL;

19 (e) SLOPE AND GRADE THE SITE AND LIMIT FILL HEIGHT
20 IN ACCORDANCE WITH:

21 (i) THE PLANS SUBMITTED BY THE APPLICANT;

22 (ii) SECTION 267-40.1 OF THIS CODE; AND

23 (iii) THE REQUIREMENTS IMPOSED BY THE
24 DEPARTMENT OR THE COUNTY COUNCIL AS A CONDITION OF INCLUSION OF THE
25 SITE IN THE SOLID WASTE MANAGEMENT PLAN;

26 (f) COMPLY WITH THE APPLICABLE PROVISIONS OF THE

1 SUBDIVISION REGULATIONS;

2 (g) AGREE TO SPECIFICALLY PERFORM ALL TERMS AND
3 REQUIREMENTS OF THE CONTRACT;

4 (h) AGREE THAT THE COUNTY IS ENTITLED TO SEEK
5 INJUNCTIVE RELIEF TO CLOSE THE LANDFILL IF THE OPERATOR VIOLATES
6 ANY TERM OR REQUIREMENT OF THE CONTRACT AND UNTIL THE OPERATOR
7 CEASES THE VIOLATION;

8 (i) PAY ANY CIVIL PENALTIES, UP TO \$1,000 PER
9 VIOLATION PER DAY, THAT ARE IMPOSED BY A COURT FOR VIOLATION OF A
10 TERM OR REQUIREMENT OF THE CONTRACT;

11 (j) COMPLY WITH ANY OTHER REQUIREMENT IMPOSED BY
12 THE DEPARTMENT OR THE COUNTY COUNCIL AS A CONDITION OF INCLUSION
13 OF THE SITE IN THE SOLID WASTE MANAGEMENT PLAN; AND

14 (k) COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND
15 COUNTY LAWS, REGULATIONS, AND PERMITS.

16 SECTION 10-9-8.3. OPERATION OF RUBBLE LANDFILLS.

17 A. THE OPERATOR OF A RUBBLE LANDFILL:

18 (1) SHALL FOLLOW A PLAN APPROVED BY THE DEPARTMENT TO ENSURE
19 THAT TRAFFIC TO THE SITE DOES NOT ACCUMULATE OFF-PREMISES BEFORE,
20 DURING, AND AFTER THE LANDFILL'S HOURS OF OPERATION;

21 (2) SHALL FOLLOW A SECURITY PLAN APPROVED BY THE DEPARTMENT
22 TO PREVENT UNAUTHORIZED USE OF THE SITE;

23 (3) SHALL FOLLOW A CHECKING PLAN APPROVED BY THE DEPARTMENT
24 TO PREVENT THE DEPOSIT OF PROHIBITED SOLID WASTE ON THE SITE;

25 (4) SHALL FOLLOW A PLAN APPROVED BY THE DEPARTMENT TO ENSURE
26 THAT DIRT, SOIL, AND SOLID WASTE DO NOT ACCUMULATE ON THE SITE'S

1 INGRESS AND EGRESS ROADS;

2 (5) SHALL POST ON-SITE A SIGN AT LEAST 2 FEET BY 3 FEET IN
3 SIZE, BUT NO LARGER THAN 5 FEET BY 5 FEET, THAT CLEARLY INDICATES:

4 (a) THE SITE'S HOURS OF OPERATION;

5 (b) THE TYPES OF SOLID WASTE ACCEPTED; AND

6 (c) THE TYPES OF SOLID WASTE THAT ARE NOT ACCEPTED;

7 (6) SHALL ERECT AND MAINTAIN FENCING AROUND THE WORKING CELLS
8 AND FACES OF THE LANDFILL IN ORDER TO CATCH AND RETAIN WINDBLOWN
9 SOLID WASTE, AND SHALL COLLECT AND BURY AT LEAST ONCE PER WEEK THE
10 SOLID WASTE CAUGHT BY THE FENCE AND ANY SOLID WASTE THAT HAS
11 COLLECTED BEYOND THE FENCE;

12 (7) SHALL SUBMIT TO THE DEPARTMENT AND THE COUNTY COUNCIL A
13 COPY OF EACH NEW OR REVISED STATE PERMIT ISSUED FOR THE SITE WITHIN
14 30 CALENDAR DAYS AFTER THE PERMIT IS ISSUED;

15 (8) SHALL GRANT COUNTY INSPECTORS AND CHECKERS ACCESS TO ANY
16 PART OF THE SITE DURING OPERATING HOURS TO ALLOW THE INSPECTORS AND
17 CHECKERS TO DETERMINE WHETHER THE LANDFILL IS BEING OPERATED IN
18 ACCORDANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND PERMITS;

19 (9) SHALL PERIODICALLY REIMBURSE THE COUNTY FOR THE WAGES,
20 BENEFITS, AND TRAVEL EXPENSES OF ANY COUNTY CHECKER ASSIGNED TO THE
21 RUBBLE LANDFILL, FOR EACH HOUR THE CHECKER WORKS AT THE SITE, BUT
22 SHALL NOT BE REQUIRED TO PAY OVERTIME WAGES FOR A CHECKER WHO WORKS
23 DURING THE NORMAL OPERATING HOURS OF THE LANDFILL;

24 (10) SHALL FILE AN ANNUAL REPORT WITH THE DEPARTMENT AND THE
25 COUNTY COUNCIL, ON THE DATE SPECIFIED BY THE DEPARTMENT, THAT
26 LISTS:

1 (a) THE AMOUNT OF CAPACITY UTILIZED TO DATE;
2 (b) THE REMAINING CAPACITY OF THE LANDFILL;
3 (c) THE PROJECTED AMOUNT OF TIME THE LANDFILL MAY REMAIN
4 OPEN BEFORE REACHING CAPACITY; AND

5 (d) ANY RESTRICTIONS THE OPERATOR INTENDS TO IMPOSE TO
6 PROLONG THE LANDFILL'S LIFE; AND

7 (11) SHALL ACCEPT FOR DEPOSIT ONLY THE TYPES OF SOLID WASTE
8 PERMITTED IN THE LANDFILL UNDER FEDERAL, STATE, AND COUNTY LAWS,
9 REGULATIONS, AND PERMITS.

10 B. IF A VIOLATION OF THIS SECTION OCCURS, THE DEPARTMENT MAY;

11 (1) PLACE A STOP-WORK ORDER ON THE SITE; AND

12 (2) ISSUE A STOP-WORK ORDER TO ON-SITE PERSONNEL.

13 C. WITHIN 7 CALENDAR DAYS AFTER ISSUING A STOP-WORK ORDER,
14 UNDER THIS SECTION, THE DEPARTMENT SHALL SEND A COPY OF THE ORDER
15 BY CERTIFIED MAIL, TO THE OPERATOR AND THE OWNER OF THE PARCELS ON
16 WHICH THE LANDFILL IS LOCATED.

17 D. FAILURE TO COMPLY WITH A STOP-WORK ORDER ISSUED UNDER THIS
18 SECTION IS A VIOLATION OF THIS SECTION.

19 Chapter 267. Zoning.

20 Part 1. Standards.

21 Article I. General Provisions.

22 Section 267-4. Definitions.

23 For purposes of this Part 1, the following words and phrases
24 shall have the meanings provided below:

25 RUBBLE LANDFILL - A SANITARY LANDFILL REQUIRED
26 TO BE LICENSED PERMITTED AS A RUBBLE LANDFILL

1 UNDER TITLE 26 OF THE CODE OF MARYLAND
2 REGULATIONS.

3 Sanitary Landfill - ~~A site for solid waste disposal based~~
4 ~~on sanitary engineering design and operated under~~
5 ~~approval of a government agency~~ A SANITARY LANDFILL, AS
6 DEFINED IN CHAPTER 109 OF THIS CODE, THAT IS IN THE
7 COUNTY SOLID WASTE MANAGEMENT PLAN, AS DEFINED IN CHAPTER
8 109 OF THIS CODE. "SANITARY LANDFILL" INCLUDES A RUBBLE
9 LANDFILL.

10 Article VI. District Regulations.

11 Section 267-34. AG Agricultural District.

12 C. Specific Regulations. The following uses are permitted,
13 subject to the additional requirements below:

14 (5) RUBBLE LANDFILLS ARE PERMITTED IN ACCORDANCE WITH
15 §267-40.1 OF THIS CHAPTER.

16 Section 267-35. RR Rural Residential District.

17 C. Specific Regulations. The following uses are permitted,
18 subject to the additional requirements below:

19 (5) RUBBLE LANDFILLS ARE PERMITTED IN ACCORDANCE WITH
20 §267-40.1 OF THIS CHAPTER.

21 Sections 267-36. R, R1, R2, R3 and R4 Urban Residential Districts.

22 C. Specific Regulations. The following uses are permitted,
23 subject to the additional requirements below:

24 RUBBLE LANDFILLS ARE PERMITTED IN ACCORDANCE WITH §267-
25 40.1 OF THIS CHAPTER.

26 Section 267-36.1. RO Residential/Office District.

C. Specific Regulations. The following uses are permitted, subject to the additional requirements below:

(4) RUBBLE LANDFILLS ARE PERMITTED IN ACCORDANCE WITH §267-40.1 OF THIS CHAPTER.
Section 267-37. VR Village Residential District.

C. Specific Regulations. The following uses are permitted, subject to the additional requirements below:

(6) RUBBLE LANDFILLS ARE PERMITTED IN ACCORDANCE WITH §267-40.1 OF THIS CHAPTER.
Section 267-38. VR Village Business District.

C. Specific Regulations. The following uses are permitted, subject to the additional requirements below:

(7) RUBBLE LANDFILLS ARE PERMITTED IN ACCORDANCE WITH §267-40.1 OF THIS CHAPTER.
Section 267-39. B1, B2 and B3 Business Districts.

C. Specific Regulations. The following uses are permitted in each business district, subject to the additional requirements below:

(9) RUBBLE LANDFILLS ARE PERMITTED IN ACCORDANCE WITH §267-40.1 OF THIS CHAPTER.
Section 267-40. CI, GI and ORI Industrial Districts.

C. Specific Regulations Applicable to Industrial Districts.
The following uses are permitted, subject to the additional requirements below:

(10) RUBBLE LANDFILLS ARE PERMITTED IN THE CI AND GI DISTRICTS IN ACCORDANCE WITH §267-40.1 OF THIS CHAPTER.

SECTION 267-40.1. RUBBLE LANDFILLS.

A RUBBLE LANDFILL MAY BE PERMITTED IN THE AG, RR, R, R1, R2, R3, R4, RO, VR, VB, B1, B2, B3, CI, AND GI DISTRICTS ONLY IF:

A. THE SITE IS AT LEAST 100 ACRES IN SIZE;

B. ~~NOTWITHSTANDING §267-28D(1), (2), AND (3) OF THIS CHAPTER, THE SITE IS SURROUNDED BY FENCING AND SCREENING THAT ARE AT LEAST 6 FEET HIGH~~ THE SITE HAS A BUFFER THAT SATISFIES THE REQUIREMENTS OF §267-28D(4) OF THIS CHAPTER;

C. ~~NO PART OF THE SITE IS WITHIN ALL AREAS IN WHICH SOLID WASTE IS DEPOSITED ARE AT LEAST 500 FEET OF FROM THE FLOODPLAIN DISTRICT ESTABLISHED BY CHAPTER 131 OF THIS CODE;~~

D. NOTWITHSTANDING §267-28D(4) OF THIS CHAPTER, ALL AREAS IN WHICH SOLID WASTE IS DEPOSITED ARE AT LEAST 1,000 FEET FROM ANY LAWFULLY PERMITTED OFF-SITE RESIDENTIAL, ~~INSTITUTIONAL, OR INDUSTRIAL RESIDENTIAL OR INSTITUTIONAL BUILDING;~~

E. ~~A WHEEL WASHER IS AVAILABLE DURING ALL OPERATING HOURS AND IS USED ON ALL VEHICLES LEAVING THE SITE; AND~~

F. ~~THE RUBBLE LANDFILL DOES NOT EXCEED A HEIGHT OF:~~

~~(1) 40 FEET ABOVE THE MEAN ELEVATION OF THE AREA TO BE DISTURBED, AS CALCULATED PRIOR TO ANY DISTURBANCE; OR~~

~~(2) IF THE LANDFILL IS LOCATED IN A FORMER MINING PIT OR QUARRY, THE HIGHER OF:~~

~~(a) THE LIMIT OF PARAGRAPH (1) OF THIS SUBSECTION; OR~~

~~(b) 40 FEET ABOVE THE MEAN ELEVATION OF THE RIM OF THE PIT OR QUARRY.~~

1 E. THE RUBBLE LANDFILL IS CONTOURED TO SUBSTANTIALLY CONFORM
2 TO THE ORIGINAL GRADE OF THE SITE AND, IN ANY CASE, THE HEIGHT OF
3 THE LANDFILL DOES NOT EXCEED THE HEIGHT OF THE TALLEST STRUCTURE
4 OR NATURAL FEATURE WITHIN 2,500 FEET OF THE PARCEL.

5 Section 2. And Be It Further Enacted, That ~~this Act shall only~~
6 ~~apply to a site for which a state Refuse Disposal Permit for a~~
7 ~~rubble landfill has not been issued on or before February 12, 1991~~
8 the following sections of the Harford County Code enacted by this
9 Act shall have the following applicability:

10 A. Section 109-8.2 shall apply only to a rubble landfill for
11 which an amendment to the county Solid Waste Management Plan has
12 not been finally approved on or before February 12, 1991;

13 B. Section 109-8.3 shall apply to all current and future
14 rubble landfills, but the operator of a rubble landfill for which
15 a state Refuse Disposal Permit has been issued on or before
16 February 12, 1991, has until October 1, 1991, to comply with the
17 requirements imposed by §109-8.3;

18 C. Section 267-40.1 shall apply only to a rubble landfill for
19 which a state Refuse Disposal Permit has not been issued on or
20 before February 12, 1991; and

21 D. Section 267-40.1 does not apply to a rubble landfill if,
22 on or before February 12, 1991:

23 (1) a State Refuse Disposal Permit has been issued for
24 a portion of the parcel or parcels on which the rubble landfill is
25 located;

26 (2) approval for another Refuse Disposal Permit for an

1 additional portion of the parcel or parcels has been requested from
2 the Maryland Department of the Environment; and

3 (3) the parcel or parcels on which the rubble landfill
4 is located total 100 acres or more.

5 Section 3. And Be It Further Enacted, That if any provision of
6 this Act or the application thereof to any person or circumstance
7 is held invalid for any reason in a court of competent
8 jurisdiction, the invalidity does not affect other provisions or
9 any other application of this Act which can be given effect without
10 the invalid provision or application, and for this purpose the
11 provisions of this Act are declared severable.

12 Section 4. And Be It Further Enacted, That this Act is declared
13 to be an Emergency Act, necessary to establish adequate standards
14 for the siting and operation of rubble landfills in order to ensure
15 the public's health, safety, and welfare, and shall take effect on
16 the date it becomes law.

17 EFFECTIVE: March 27, 1991
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BY THE COUNCIL

BILL NO. 91-10 (As Amended)

Read the third time.

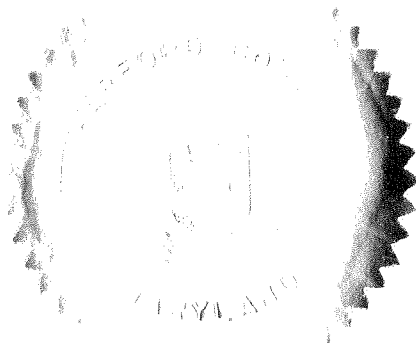
Passed: LSD 91-9 (March 19, 1991)

Failed of Passage: _____

By Order

Doris Poulsen, Secretary

Sealed with the County Seal and presented to the County Executive
for her approval this 20th day of March, 1991
at 3:00 o'clock P.M.



Doris Poulsen, Secretary

BY THE EXECUTIVE

Eileen M. Behrman
COUNTY EXECUTIVE

APPROVED:

Date 3-27-91

BY THE COUNCIL

This Bill, (No. 91-10 As Amended), having been approved by the
Executive and returned to the Council, becomes law on March 27, 1991.

Doris Poulsen, Secretary

EFFECTIVE DATE: March 27, 1991

Table II: Design Requirements for Specific Uses:

AG Agricultural District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements/Industrial/Institutional/ Motor Vehicle	2 acres		50	100	50	40	80	30
Natural Resources	2 acres		50 (bldg.)					35
RESIDENTIAL: CONVENTIONAL								
Lots recorded prior to 2-8-77	20,000			100	40	20	50	35 or 3 stories
Lots recorded on or after 2-8-77	2 acres	2 acres		200	50	40	80	35 or 3 stories
Transient Housing	2 acres	3,000		100	50	40	80	35 or 3 stories
Retail Trade/Services	2 acres		50	100	50	40	80	30
Transportation, Communications and Utilities/Warehousing	5 acres		200	200	100	80	80	30
Public Utility Facilities (added by Bill No. 87-28)			25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)			200		25	25	25	30
RUBBLE LANDFILLS	100 ACRES							See Sec. 267-40.1

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

Table III: Design Requirements for Specific Uses:

RR Rural Residential District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements	5 acres		100	200	50	40	80	30
Institutional	2 acres		50	100	50	50	50	30
Natural Resources	2 acres		50 (bldg.)					35
RESIDENTIAL: CONVENTIONAL								
Lots recorded prior to 2-8-77	20,000			100	40	15 (total of 35)	50	35 or 3 stories
Lots recorded on or after 2-8-77	60,000	2 acres		150	50	40	60	35 or 3 stories
Transient Housing	15,000	3,000		100	50	20	50	35 or 3 stories
Transportation, Communications and Utilities	5 acres		200	200	100	80	80	30
Public Utility Facilities (added by Bill No. 87-28)			25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)			200		25	25	25	30
RUBBLE LANDFILLS	100 ACRES							See Sec. 267-40.1

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

Table IIIA: Design Requirements for Specific Uses:

R Residential District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements	5 acres		100	200	50	40	80	30
Institutional	2 acres		50	150	50	50	50	30
Natural Resources	2 acres		50	150	50	50	50	35
Residential	1 acre	1 acre		150	50	40	60	35
Transient Housing	1 acre	1 acre		150	50	40	60	35
Transportation, Communications and Utilities	5 acres		25	200	100	80	80	30
Public Utility Facilities (added by Bill No. 87-28)			25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)			200		25	25	25	30
RUBBLE LANDFILLS	100 ACRES							See Sec. 267-40.1

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

Table IV: Design Requirements for Specific Uses:

R1 Urban Residential District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements	5 acres		100	200	50	40	80	30
Institutional	2 acres		50	100	50	40	80	30
Natural Resources	2 acres		50 (bldg.)					35
RESIDENTIAL: CONVENTIONAL								
Single Family Detached	20,000			100	40	15 (total of 35)	50	35 or 3 stories
RESIDENTIAL: CONVENTIONAL DEVELOPMENT WITH OPEN SPACE (COS)								
Single Family Detached	15,000			80	35	10 (total of 30)	40	35 or 3 stories
Transient Housing	15,000	3,000		100	40	15 (total of 35)	50	35 or 3 stories
Transportation, Communications and Utilities	5 acres		200	200	100	80	80	30
Public Utility Facilities (added by Bill No. 87-28)			25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)			200		25	25	25	30
RUBBLE LANDFILLS	100 ACRES							See Sec. 267-40.1

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

R2 Urban Residential District (Part 2)

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

Table VI: Design Requirements for Specific Uses:

R3 Urban Residential District (Part 2)

[Amended by Bill No. 84-37¹; 88-62]

[illegible]

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

¹ Section 2 of Bill No. 84-37 provided that said act "shall not apply to a prior conditional-use approval authorized by the Board of Appeals or to any subdivision of development of land that has a recorded plat and has also received three (3) or more building permits for the location of mobile homes by the effective date of said act".

Table VII: Design Requirements for Specific Uses:

R4 Urban Residential District (Part 2)

[Amended by Bill Nos. 84-13; 84-37¹; 86-18; 87-22]

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Multiplex (interior units)	1,800			18	25	0	25	35 or 3 stories
Multiplex (end units)	1,800			45	20	25	0	35 or 3 stories
Patio/Court/Atrium	3,000			40	25	0	20	20 or 1 story
Townhouse	1,800			18	25	0	40	35 or 3 stories
Cluster Townhouse Dwelling	1,800			18	0	10	25	35 or 3 stories
Row Duplex	5,000	2,500		20	30	0	40	40 or 4 stories
Garden Apartment	7,200	1,800		110	30	20	30	45 or 3 w/loft
Mid-Rise Apartment	12,800	1,600		120	30	20	30	45 or 5 stories
High-Rise Apartment	12,800	1,200		100	35	30	35	80
Mobile Home Park	10 acres	4,500	50	200	20	10 (total of 20)	20	20 or 1 story
Transient Housing	15,000	3,000		100	30	10	30	35 or 3 stories
Transportation, Communications and Utilities	5 acres		200	200	100	80	80	30
Public Utility Facilities (added by Bill No. 87-28)			25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)			200		25	25	25	30
RUBBLE LANDFILLS	100 ACRES							See Sec. 267-40.1

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

¹ Section 2 of Bill No. 84-37 provided that said act "shall not apply to a prior conditional-use approval authorized by the Board of Appeals or to any subdivision of development of land that has a recorded plat and has also received three (3) or more building permits for the location of mobile homes by the effective date of said act".

Table VIIA: Design Requirements for Specific Uses:

RO Residential Office District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Natural Resources	2 acres		50					35
Institutional	2 acres		50	100	50	40	80	30
RESIDENTIAL: CONVENTIONAL								
Single Family Detached	10,000			70	35	10	40	35
RESIDENTIAL: CONVENTIONAL DEVELOPMENT WITH OPEN SPACE (COS)								
Single Family Detached	7,500			65	30	10	35	35
Lot Line	7,000			60	30	0 to 5	35	35
Semi-Detached	6,500			55	30	0 and 15	35	35
Duplex	12,000	6,000		80	30	15	40	35
Multiplex	2,400			50	24	24	0	35
Patio/Court/Atrium	6,000			55	30	0	30	20
Townhouse	2,400	3,000		24	30	0	40	35
Professional Services	10,000		15	70	35	10	40	35
Transportation, Communications and Utilities	5 acres		200	200	100	80	80	30
Public Utility Facilities (added by Bill No. 87-28)			25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)			200		25	25	25	30
RUBBLE LANDFILLS	100 ACRES							See Sec. 267-40.1

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

Table VIII: Design Requirements for Specific Uses:

VR Village Residential District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Institutional	20,000			70	35	20	40	30
Natural Resources	2 acres		50 (bldg.)					35
RESIDENTIAL: CONVENTIONAL								
Single Family Detached	10,000			70	25	10 (total of 25)	40	35 or 3 stories
Lot Line	7,500			60	25	0 to 5 total of 20	40	35 or 3 stories
Semi-Detached	7,200			60	25	0 to 15	40	35 or 3 stories
Duplex	10,000	5,000		70	25	10 (total of 25)	40	35 or 3 stories
Transient Housing	15,000	3,000		100	30	10	30	35 or 3 stories
Retail Trade/Services	10,000			70	25	10	40	35
Transportation, Communications and Utilities	5 acres		200	200	100	80	80	30
Public Utility Facilities (added by Bill No. 87-28)			25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)			200		25	25	25	30
RUBBLE LANDFILLS	100 ACRES							See Sec. 267-40.1

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

Table IX: Design Requirements for Specific Uses:

VB Village Business District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements	10,000			70	25	10	40	35
Institutional/Motor Vehicle	20,000			70	35	20	40	30
Natural Resources	2 acres		50 (bldg.)					35
RESIDENTIAL: CONVENTIONAL								
Single Family Detached	10,000			70	25	10 (total of 25)	40	35 or 3 stories
Semi-Detached	7,200			60	25	0 and 15	40	35 or 3 stories
Duplex	10,000	5,000		70	25	10 (total of 25)	40	35 or 3 stories
Transient Housing	15,000	3,000		100	25	10	30	35 or 3 stories
Retail Trade/Services	10,000			50	25	10	40	35
Transportation, Communications and Utilities	10,000			50	25	10	40	30
Public Utility Facilities (added by Bill No. 87-28)			25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)			200		25	25	25	30
Highway Maintenance/Public Utility Facilities	5 acres		200	200	100	80	80	30
Warehousing	20,000		50	70	40	20	40	30
RUBBLE LANDFILLS	100 ACRES							See Sec. 267-40.1

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53.

Table X: Design Requirements for Specific Uses:

B1 Neighborhood Business District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements/Institutional	20,000			70	30	20	40	30
Motor Vehicle	10,000		25	70	30	20	40	30
Natural Resources	2 acres		50 (bldg.)					35
RESIDENTIAL: CONVENTIONAL								
Single Family Detached	10,000			70	35	20	40	35 or 3 stories
Semi-Detached	6,500			55	30	0 and 15	30	35 or 3 stories
Duplex	12,000	6,000		80	30	15	40	35 or 3 stories
Transient Housing	10,000	3,000		70	35	20	40	35 or 3 stories
Retail Trade/Services	10,000		15	50	25	5	40	30
Transportation, Communications and Utilities	10,000			50	25	10	40	30
Public Utility Facilities (added by Bill No. 87-28)			25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)			200		25	25	25	30
Highway Maintenance/Public Utility Facilities Landfills and Sewage Treatment Plants	5 acres		200	200	100	80	80	30
RUBBLE LANDFILLS	100 ACRES							See Sec. 267-40.1

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

Table XI: Design Requirements for Specific Uses:

B2 Community Business District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements				50	25	10	35	35
Institutional/Motor Vehicle	15,000		25	50	30	20	40	35
Natural Resources	2 acres		50 (bldg.)					35
RESIDENTIAL: CONVENTIONAL								
Single Family Detached	7,500			60	30	10	40	35 or 3 stories
Semi-Detached	5,000			50	25	0 and 15	35	35 or 3 stories
Duplex	9,000	4,500		70	25	15	35	35 or 3 stories
Transient Housing	10,000	3,000		70	30	10	40	35 or 3 stories
Hotel/Motel	40,000	1,000	20	100	30	20	40	35 or 3 stories
Retail Trade/Services		0	20	50	25	5	35	35
Transportation, Communications and Utilities	10,000		50	50	25	10	40	30
Public Utility Facilities (added by Bill No. 87-28)			25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)			200		25	25	25	30
Highway Maintenance/Public Utility Facilities Landfills and Sewage Treatment Plants	2 acres		200	100	80	50	50	30
Warehousing, Wholesaling and Processing	40,000		50	100	30	20	40	30
RUBBLE LANDFILLS	100 ACRES							See Sec. 267-40.1

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

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AS AMENDED

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that has a recorded plat and has also received three (3) or more building permits for the location of mobile homes by the effective date of said act."

General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

1 Section 2 of Bill No. 84-37 provided that said act "shall not apply to a prior conditional-use approval authorized by the Board of Appeals or to any subdivision of development of land that has a recorded plat and has also received three (3) or more building permits for the location of mobile homes by the effective date of said act."

Table XIII: Design Requirements for Specific Uses:

CI Commercial Industrial District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements	10,000			50	25	10	35	35
Industrial			50	60	25	15	25	40
Institutional	40,000			100	30	20	40	30
Motor Vehicles	20,000		25	70	30	20	40	30
Natural Resources	2 acres		50 (bldg.)					35
Retail Trade/Services	10,000		25	50	25	10	35	35
Transportation, Communications and Utilities	10,000		50	50	25	10	40	30
Public Utility Facilities (added by Bill No. 87-28)			25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)			200		25	25	25	30
Sanitary Landfills	2 acres		200	100	80	50	80	30
Warehousing, Wholesaling and Processing	20,000		50	70	30	20	40	30
Transient Housing	40,000	1,000	25	100	30	20	40	35 or 3 stories
<u>RUBBLE LANDFILLS</u>	<u>100 ACRES</u>							<u>See Sec. 267-40.1</u>

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53

Table XIV: Design Requirements for Specific Uses:

G1 General Industrial District

[Amended by Bill Nos. 82-53]

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Minimum Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Bldg. Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Height (feet)
Amusements	10,000			50	25	10	35	35
Industrial			100	60	25	15	25	40
Institutional/Motor Vehicle	40,000		25	100	30	20	40	30
Natural Resources	2 acres		50 (bldg.)					35
Retail Trade/Services	20,000		25	50	25	10	35	35
Transportation, Communications and Utilities	10,000		50	50	25	10	40	30
Public Utility Facilities (added by Bill No. 87-28)			25		25	25	25	30
Sewage Pumping Stations (added by Bill No. 87-28)			200		25	25	25	30
Sanitary Landfills	2 acres		200	100	80	50	80	30
Warehousing, Wholesaling and Processing			50	50	25	10	25	40
Transient Housing	40,000	1,000	25	100	30	20	40	35 or 3 stories
RUBBLE LANDFILL	100 ACRES							See Sec. 267-40.1

NOTE: General requirements shall apply to all permitted uses in this classification. Some uses may have additional requirements specifically cited in §§ 267-18 through 267-53